



PIEDMONT COMMONS (ZETA TAU ALPHA)

2401 PIEDMONT AVENUE BERKELEY, CA

Project Description

Piedmont Commons started its life in 1959 as a sorority house for young Jewish women. By the early 1980's, the demand for a Jewish Sorority had diminished and the Berkeley chapter was closed. For the next thirty years, the property, known as the Tau House, provided student housing for Berkeley students. By 2010 the increase in new UC and private housing coupled with the building's age and state of disrepair resulted in significant vacancy. Tau House was in need of a major renovation.



Hudson McDonald acquired the Tau House in August 2012 and re-branded it as Piedmont Commons. In the summer of 2013, Hudson McDonald undertook a high-paced major renovation of the property which included seismic improvements, upgraded electrical, new lighting, paint and finishes.



As part of the renovation, double and triple bedrooms in the building were delivered fully furnished in anticipation of a "by-the-bed rental plan. However, in August 2013 the property was master-leased to Zeta Tau Alpha sorority.

Project Facts

Rooms	40	Low Income Units	N/A
Site Area	20,500 square feet	Commercial Uses	N/A
Density	N/A	Architect	Jacob Silverstein Winslow
Building Area	23,000 square feet	Contractor	Kaufman Construction
Acquisition Date	August 2012	Lender	Bank of Guam
Value	\$10,500,000		



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